

City of Lanesboro

202 Parkway Avenue South, Lanesboro, MN 55949
(507) 467-3722 www.lanesboro-mn.gov

APPLICATION FOR SIMPLE LOT SPLIT

(for creating 2 lots from an existing parcel, including the existing parcel)

City of Lanesboro Zoning and Subdivision Ordinance Section 340.10 Subd. 2

a. Simple Lot Split. When one parcel or lot of record is divided to result in two lots of parcels, the platting procedures as set forth in the subdivision regulations may be waived if approved by the Council. Transfer of title or the process of subdividing may at the discretion of the Council be satisfied by one of the following methods:

1. The filing of a Final Plat.
2. Certificate of Survey.
3. Registered Land Survey (for registered land)
4. Recording of Title.

**To be completed by applicant, who must be an owner with record title to the property.
All owners must sign.**

Applicant Information:

Name: _____

Mailing Address: _____

Telephone: Voice: _____ Fax: _____

Email: _____

Land Subject to this Application.

Parcel/Tax ID # _____

Street Address: _____

Legal Description: _____

(Attach if more space needed)

Reason for Application.

Describe Improvements/Buildings on existing property, and planned use of additional lot if split granted.

Information for Applicants

1. The simple lot split will produce no more than 2 lots, including parent parcel.
2. Each lot will have direct access to an existing paved street with the frontage required for the zoning.
3. Existing streets will not be affected, except as may be required to provide additional right of way in order to meet the minimum street design standards.
4. All lots will be serviceable by existing water and sewer lines, unless waived by the City.
5. The initial subdivision is not part of a future larger subdivision.
6. The proposed lots meet all applicable zoning or land use requirements.

Each application must include the following attachments:

_____ survey certified within the last 90 days identifying:

- (1) existing parcel and lot boundaries and dimensions;
- (2) proposed parcel and lot boundaries and dimensions;
- (3) area, in acres or square feet, of each resulting parcel or lot;
- (4) all existing structures;
- (5) all existing easements;
- (6) any designated wetlands;
- (7) 100-year flood zone boundary or a statement that the project area is outside that zone;
- (8) (8) all adjoining rights of way; planned source of potable water (city or well) for each lot; and
- (9) sanitary sewer service (city or approved septic system) for each lot.

*Note that approval of this application does not constitute approval of the potable water supply or sanitary sewer service. The city may require connection to city sanitary sewer and disallow septic system.

Applicant's Statement

This request is being made to divide and/or join property for the purpose of obtaining building permits or transferring ownership. I further understand that any request to alter lot or parcel boundaries is subject to the City of Lanesboro Zoning and its, the City's comprehensive plan, and other applicable ordinances and regulations. In the event that approval of this application is granted based on false information provided by the Applicant or Surveyor, the City has the right to revoke the approval and any permits issued hereunder as a result of that false information, whether supplied through error or intent.

Applicant's Signature

Date Signed